

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Pine Crest School

Case #: 48-R-01

Date: 6/26/01

Comments:

1. Waterway use for buildings and land uses on parcels abutting waterways in nonresidential districts and in multifamily districts shall be designed to preserve the character of the city and neighborhood in which they are located, harmonize with other development in the area and protect and enhance the scenic quality and tranquility of the waterways in accordance with section 47-23.8.
2. A twenty (20) foot landscape yard is required adjacent to the existing bulkhead line in accordance with section 47-23.8.B.1. Wood arbors must be approved by the Planning and Zoning Board when located in the twenty (20) landscape yard.
3. Discuss dead end parking in accordance with section 47-20.5.C.3.
4. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
5. Remove wheel stops from landscape areas.
6. Provide a pedestrian connection from parking lot to soccer field.
7. Additional comments may be discussed at DRC meeting.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Pine Crest School

Case #: 48-R-01

Date: 6/26/01

Comments:

1. All Tree Preservation Ordinance requirements apply, including those regarding the preservation of "existing, large desirable trees". Any trees or palms on site that are considered good candidates for relocation should be relocated (to approved locations on site or in the neighborhood). For those trees and palms removed, provide the calculations for their "equivalent replacement." Note that removal of those trees considered "speciman" trees has special requirements (which would be payment of "equivalent value" to the "Tree Canopy Trust Fund".
2. Trees that are at least 3" in diameter require a planting area with at least a 15' minimum planting area dimension. (This applies to existing also.)
3. Need a "Tree Protection Detail" for those trees to remain.
4. Continuous screening is required where a V.U.A. is adjacent to a street R.O.W.
5. Retroactive fence landscape requirements apply, if applicable, for the entire parcel.
6. Indicate requirements for irrigation, including rain sensor.
7. Make sure there are no conflicts between shade trees and site lighting.
8. Verify any waterway buffer landscape requirements . Additional planting may be required. The first 20' of the yard is to be in landscaping.
9. Provide standard calculation list (available upon request) to verify that all V.U.A. landscape requirements are met. This would include the interior landscape area requirement.
10. All utilities that would affect proposed planting (such as overhead powerlines) need to be shown on the landscape plan. Verify that all are shown.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Pine Crest School/Parking Lot
Addition

Case #: 48-R-01

Date: 6-19-01

Comments:

No Comment

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Det. C. Cleary- Robitaille
759-6419
759-6400 (Main number)

Project Name: Pine Crest School

Case #: 48-R-01

Date: 6-19-01

Comments:

No comments at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Pine Crest School

Case #: 48-R-01

Date: June 26, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Planning

Member: Kevin Erwin
828-6534

Project Name: Pine Crest School

Case #: 48-R-01

Date: June 26, 2001

Comments:

1. This is a new use and must meet all current code requirements.
2. A separate application and fee are required for Planning and Zoning Board Review.
3. Provide a text narrative describing the intended use of this parking area. Also include information about whom the parking lot is intended to serve (i.e. faculty/staff or students) and hours of operation. Provide an overall count of all parking on campus and a listing of all facilities, sizes and parking requirements for each.
4. Dead end parking facilities require a striped turnaround space to be provided.
5. Show the location of the bridge to the athletic field on the site plan.
6. Provide a crosswalk through the parking lot connecting to the bridge. Discuss providing a pedestrian connection to the main campus if there is a possibility the lot will be utilized for parking for the functions at the main campus.
7. Show in outline the 4 houses on the south side of N.E. 62nd Street across from the proposed parking lot.
8. The arbors are in the twenty-foot landscape area and require approval by the Planning and Zoning Board.
9. Provide a photometric diagram for the parking area. Sec 47-20.14.d requires a .5 foot candle maximum at the adjacent residential property line.
10. Remove the existing wheel stops from the landscape area.
11. Additional comments may be forthcoming at the DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
828-5123/ph
828-5275/fax

Project Name: Pine Crest School – Parking Lot

Case #: 48-R-01

Date: June 26, 2001

Site Plan Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) Surface Water Management license and supportive calculations for the on-site paving and drainage design in compliance with the South Florida Water Management Design criteria. The BCDPEP license shall be applied for and design and calculations shall be prepared for review prior to issuance of a building or engineering permit.
2. The survey provided has been reduced and is not at 1" = 30' scale as marked. Please provide a correctly scaled survey.
3. The right of way width for Cypress Creek Road of 80 ft. shall be required per the Broward Co. Traffic-ways Plan. Please provide evidence that this width has been dedicated.
4. Per Section 47-20.5 of the Unified Land Development Regulations a 44 ft. stacking area is required for in-bound vehicles from N.E. 62 Street (a Broward Co. Trafficway). This clear distance must be designed so that the first cross-movement or parking spaces are kept beyond this point as measured from the property line.
5. Per Section 47-20.4.B.3 dead-end parking areas are prohibited except where less than 21 spaces have been designed in a dead-end zone. This design features 35 spaces in a dead-end zone.
6. A five (5) ft. wide sidewalk is required along the north side of N.E. 62 Street.
7. Accessible walk connections shall be required at connections to access to N.E. 62 Street and for all internal pedestrian routes.